

741

ARCTURUS AVE

OXNARD, CA

INDUSTRIAL BUILDING FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - LA North/Ventura, Inc.
Corporate ID #01191898
A Member of the Lee & Associates
Group of Companies
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Principal
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



PROPERTY SPECIFICATIONS

LEASE RATE	Call Broker
BLDG SF	24,000 SF
LAND SF	119,093 SF
OFFICE SF	<ul style="list-style-type: none"> • 1st Floor: 5,138 SF • 2nd Floor: 5,138 SF • Total: 10,276 SF
ZONING	ML – PD
POWER	400 AMPS 120/240 V
LOADING	(3) GL 12' X14' & (3) GL 12' X16'
PARKING	54 spaces 2.5/1,000 SF
YEAR BUILT	1990
OCCUPANCY	TBD

*Tenant to verify all information

PROPERTY HIGHLIGHTS

- Outstanding Freight Service & Trucking Facility
- 40,000 SF of Secured Storage Yard
- 20 FT Minimum Clear Height
- Less than 2 Miles to Port of Hueneme
- Executive Offices with Balconies
- Extensive Window Line with Spectacular Views
- Vaulted Ceilings with Skylights
- Kitchen/Breakroom/Shower
- Below Market Lease Rate
- Low Monthly Nets



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OXNARD, CA 93033



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AERIAL VIEW

Perimeter: 877 FT
Yard Area: 42,650 SQ FT



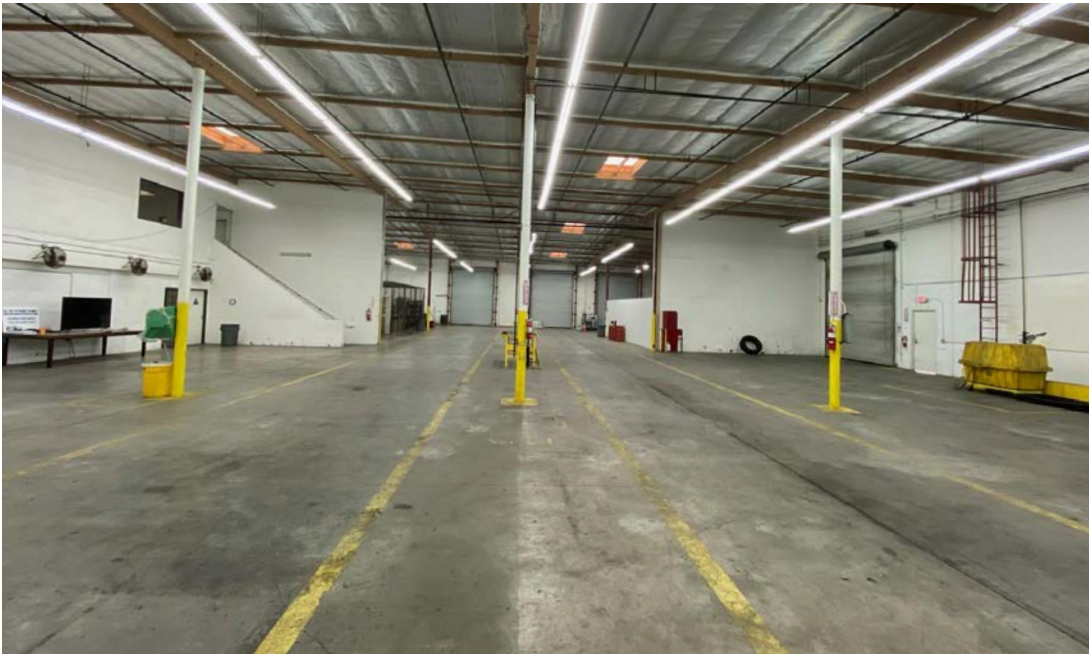
Arcturus Ave

Arcturus Ave

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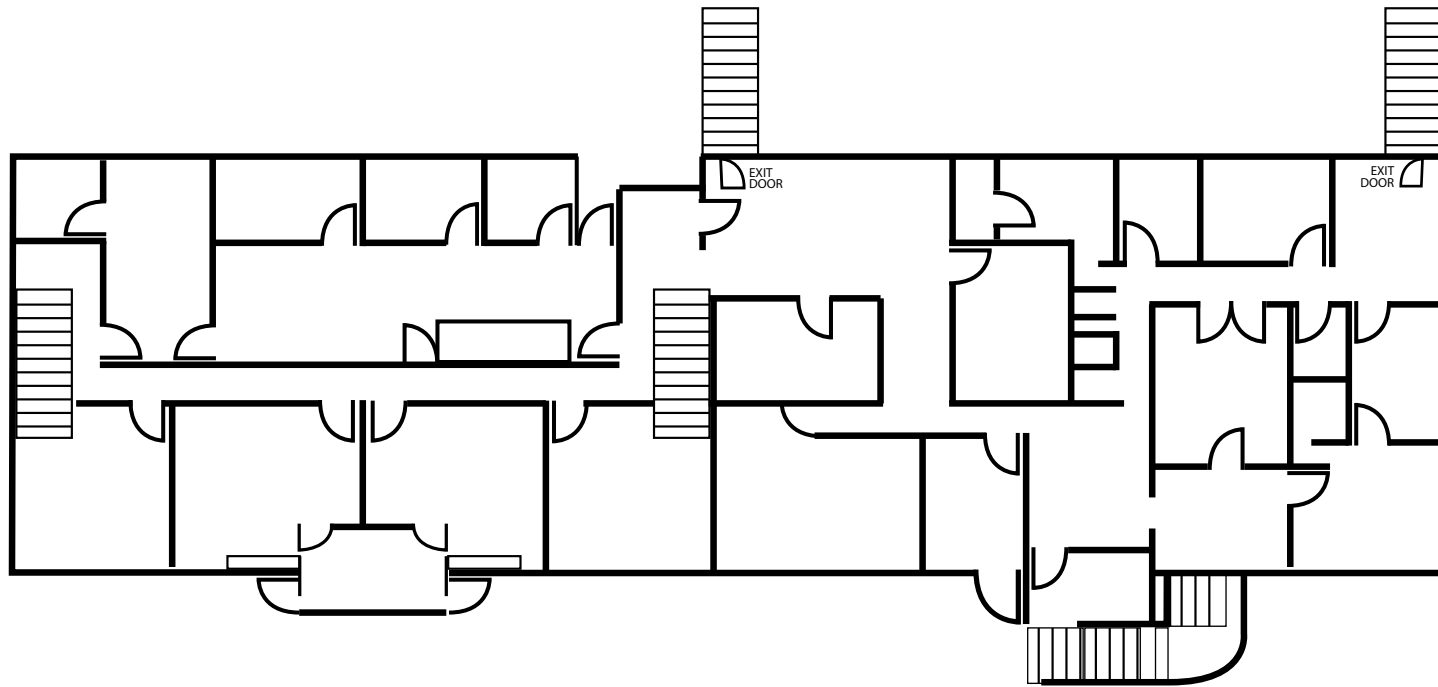
*Measurements are approximate



PROPERTY PHOTOS

FLOOR PLAN

2ND FLOOR
MEZZANINE





OFFICE MEZZANINE PHOTOS

AMENITIES



SeaBee Golf Course

Naval Base Ventura County

Pacific Ocean

Walmart
SUPERIOR GROCERS
Little Caesars
TACO BELL
WELLS FARGO
STARBUCKS COFFEE
McDonald's
Tostitos
Coca-Cola
KFC
Bank of America
True Value
Pizza Hut
cricket
at&t
Auto Zone
DOLLAR TREE
SUBWAY
AUTO PARTS
WSS
metro by T-Mobile
FCS
O'Reilly
HARBOR FREIGHT TOOLS
DOLLAR TREE
ET SUPPLY

Walgreens
SUPERIOR GROCERS
STARBUCKS COFFEE
FITNESS 19
Waba
CHARLEYS
Jack
PANDA EXPRESS

GROCERY OUTLET
Jack
TACO BELL
America's Best Value Inn

Domino's
cricket
O'Reilly
metro by T-Mobile
SUBWAY

Hyatt Place Express
SUBWAY
Wendy's

DOLLAR TREE
FAMILY DOLLAR

Public Storage

DOLLAR TREE

7 ELEVEN

7 ELEVEN

SUBJECT
741 Arcturus Ave
Oxnard, CA



W Channel Islands Blvd

Oxnard

Oxnard College

W Pleasant Valley Rd

E Hueneme Rd

Hueneme Beach/Pier

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